



Burnside, Lochmaben, Lockerbie, DG11 1TB

Offers over £230,000



  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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A charming two bedroom detached cottage sitting in a lovely rural location. Burnside is a traditional cottage which offers from good sized accommodation with potential for extending, a spacious double garage and a fully enclosed garden with views to open farmland. The small town of Lochmaben is just a couple miles drive, where a primary school, doctors surgery, local convenience shops and a bakers can be found. The larger town of Lockerbie is approximately 5 miles away where a supermarket and secondary school are located.

### ACCOMMODATION

Entrance Vestibule, Kitchen, Sitting Room, Porch, 2 Bedrooms, Bathroom. Detached Double Garage. Garden to the side and rear. Off road parking.

### VESTIBULE (1.59M X 1.18M OR 5'2" X 3'8")

Entered through wooden external door. Wall light. Shelved storage cupboards. Wooden flooring.

### HALL (2.23M X 1.06M OR 7'3" X 3'4")

Ceiling light. Access hatch to loft. Central heating radiator. Wooden flooring.

### KITCHEN (4.40M X 3.54M)

Window to the front and rear. Decorative ceiling light. Timber clad ceiling and walls. Fitted base and wall units. American style fridge freezer. Space and plumbing for washing machine and dishwasher. Slot in cooker. Central heating radiator with thermostat controls. Television point. Telephone point. Tile effect flooring.



### SITTING ROOM (4.40M X 5.58M OR 14'5" X 18'3)

Window to the front with vertical blinds. Two windows to the rear. Door leading into the Porch. Inset ceiling spot lights. Electric fire with tile surround and wooden mantle. Television point. Timber effect flooring.



### PORCH (2.07M X 1.85M OR 6'9" X 6'1")

Windows to the sides and rear. External wooden door with glazed panels leading into rear garden. Ceiling light. Central heating radiator. Tile effect flooring.

### BEDROOM 1 (3.92M X 3.00M OR 12'8" X 9'8")

Window to the front and side, both with vertical blinds. Timber clad ceiling. Decorative ceiling light. Shelved storage cupboard. Fitted wardrobes with hanging rail and shelves. Fitted carpet.



### BEDROOM 2 (2.29M X 4.53M OR 7'5" X 14'8")

Windows to the front and rear. Ceiling light. Television point. Central heating radiator with thermostat controls. Fitted carpet.

### BATHROOM (2.19M X 3.25M OR 7'2" X 10'6")

Opaque glazed window to the rear. Timber clad ceiling and walls. Decorative ceiling light. Corner bath. Shower enclosure with 'Triton' electric shower. W.C. Wash hand basin. Respatex splashback. Central heating radiator with thermostat controls. Fitted carpet.



### DOUBLE GARAGE (4.78M X 4.91M OR 15'6" X 16'1")

Two up and over doors to the front. Full light and power.

## OUTSIDE

Parking spaces to the front. Fully enclosed rear garden. Large patio area and lawn with beautiful farmland views. A variety of trees and shrubs, including a monkey puzzle tree.

## NOTES

This property has an ample supply of power points, full oil central heating and full double glazing. All fixed floor coverings and blinds are included in the sale. No guarantees will be given with any white goods included in the sale. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band F. Council Tax Band E.

## ENTRY

By negotiation.

## VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

## DIRECTIONS

Leaving Lochmaben on the B7020, follow this road until the signpost for Millhousebridge at the fork in the road. Turn right towards Millhousebridge and Burnside is on the right.



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2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





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